

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF  
CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

September 16, 2015

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, September 22, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liqun Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Matt Ward,  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of September 15, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Case: P14-016.1 Administrative Amendment
- Applicant: Onyx Equities, LLC
- Attorney: Nevins McCann
- Review Planner: Jeff Wenger, PP, AICP
- Address: 30 Montgomery Street
- Block: 11605 Lot: 1
- Zone: Paulus Hook Redevelopment Plan
- Description: Revised condition of approval for provision of bike lanes.
- Decision: **Approved.**
9. Case: P15-026 Minor Site Plan with Variances
- Applicant: Gabe Felici
- Attorney: Thomas Leane
- Review Planner: Matt Ward, AICP
- Address: 317 Halladay Street
- Block: 17404 Lot: 5
- Zone: Morris Canal Redevelopment Plan - Residential
- Description: Renovation of an existing 1-family dwelling
- Variances: Rear Yard Setback
- Decision: **Approved with conditions.**
10. Case: P15-068 Preliminary and Final Major Subdivision
- Applicant: New Jersey City University
- Attorney: Jennifer Mazawey
- Review Planner: Jeff Wenger, PP, AICP
- Address: NJCU West Campus / Route 440 & West Side Ave
- Block: 21902 Lot: 2, 3, 4, 5, 7, 8, 9, 10, 12, 13, 14
- Zone: NCJU West Campus Redevelopment Plan
- Description: Reconfiguration of multiple lots to support creation of new university campus.
- Decision: **Approved with conditions.**
11. Case: P15-062 Preliminary and Final Major Site Plan with Deviations
- Applicant: Vaishno Ma Summit, LLC
- Attorney: Donald Pepe
- Review Planner: Jeff Wenger, PP, AICP
- Address: 362 Summit Avenue
- Block: 12301 Lot: 2
- Zone: Journal Square 2060 Redevelopment Plan
- Description: New 6 story, 69 unit residential building with 18 parking spaces and 1,740sf of retail space.
- Deviations: Building height, rear building stepback, side building stepback, parking level setback, maximum rooftop enclosure.
- Decision: **Approved with conditions.**
12. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> floor, JC, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with”c” variance # P15-038 submitted by Daxa P. Pramod ( 498-500 Liberty Avenue).
2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with”C” variances # P15-044 submitted by Jeni Branum ( 409-411 Fairmount Avenue).
3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan Administrative Amendment # P 14-016.1 submitted by Onyx Equities, LLC( 30 Montgomery St.).
4. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan with Deviation # P08-114.1 submitted by 126-142 Morgan St. Urban Renewal, LLC (10 Provost St.)
13. Executive Session, as needed, to discuss litigation, personnel or other matters
14. Adjournment